



CITY DEVELOPMENT DEPARTMENT – PLANNING
ZONING BOARD OF ADJUSTMENT MEETING MINUTES

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Mayor
Oscar Leeser

City Council

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Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

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Carl L. Robinson

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Dr. Michiel R. Noe

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District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

ZONING BOARD OF ADJUSTMENT MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL BUILDING
NOVEMBER 10, 2014
1:30 P.M.

Chairman Concha called the meeting to order at 1:30 p.m., quorum present.

The following Board Members answered roll call:

Mr. Robert Concha, Chairman
Mr. Robert Garland, Vice-Chairman
Ms. Margaret Livingston
Mr. Roy Gilyard
Mr. Luis De La Cruz
Mr. Sam Barela (1:39 p.m.)
Mr. Lamar Skarda
Mr. James Graham

The following City Staff were present:

Ms. Linda Castle, City Development Department, Senior Planner
Mr. Alex Hoffman, City Development Department, Lead Planner
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office
Mr. Tony De La Cruz, Building & Development Permitting, Senior Plans Examiner

CHANGE(S) TO THE AGENDA

None.

PUBLIC HEARING

REGULAR AGENDA:

ITEM 1:

PZBA14-00037 14569 Sunny Land Avenue Classic American Homes
Applicant requests a Special Exception under Section 2.16.050 G (Builder Error, Side Yard Setback) in an R-5 (Residential) zone. This would allow an existing residential structure which encroaches 0.4 feet (4.8") into the required side yard setback and is located to within 4.6 feet of the east side property line. The required side yard setback is 5 feet in the R-5 zone district. This request for the builder error is Classic American Homes' first request in the last 12 months and is the only request to the ZBA for the builder error special exception in the past 12 months. The applicant has submitted a letter stating the error was unintentional.





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REVISED

ITEM 3:

PZBA14-00039

11313 Quintana Drive

Adam & Kathy Gonzalez

Applicants request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3 (Residential) zone. This would allow a 23' by 16.9' carport (389 square feet) which is proposed to encroach in the required front yard setback and to be located to within 8 feet of the front property line. The required cumulative front and rear yard setback total is 50 feet in the R-3 zone district. The applicants are requesting a carport which will encroach into the required front yard setback. There is no utility easement at the front property line. The plans show that the carport will match the house in materials and design and will rise no higher than the roof of the existing house. The owner was granted building permit #91-02567 for the carport which is located in the side yard setback. The applicant's representative is required to submit revised plans. The review of the structural drawings by Building Development & Permitting is not available as of the date of this report.

Revised site plan and elevation drawing have been submitted, as well as the structural review by Building Development & Permitting.

STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR THE SPECIAL EXCEPTION J. WITH THE CONDITION:

THAT THE REQUIRED 5 FEET HIGH WALL FOR SCREENING THE CARPORT IN THE SIDE YARD IS PROVIDED, PER SECTION 20.12.040 E.1., YARDS, SIDE AND REAR YARDS.

Ms. Castle gave a presentation and noted Mr. Tony De La Cruz had reviewed the request and noted that corrections to the structural plans were required before submitting for a building permit.

Mr. Ryan Harding, representative, understood the condition placed on the approval by Staff and the submittal of revised structural plans prior to obtaining a building permit.

MOTION:

Motion made by Mr. Skarda, seconded by Mr. Cordova AND UNANIMOUSLY CARRIED TO APPROVE

Other Business – Discussion and Action:

4. Election of Officers

CHAIRMAN

MOTION:

Motion made by Vice-Chairman Garland, seconded by Ms. Livingston AND UNANIMOUSLY CARRIED THAT CHAIRMAN CONCHA REMAIN AS CHAIRMAN OF THE ZBA.





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VICE-CHAIRMAN

1. Mr. De La Cruz nominated Mr. Roy Gilyard.
2. Mr. Skarda nominated Vice-Chairman Garland.

VOTES FOR MR. GILYARD

Four votes for Mr. Gilyard.

VOTES FOR VICE-CHAIRMAN GARLAND

Four votes for Vice-Chairman Garland.

Due to tie votes, Ms. Hamilton explained both Mr. Gilyard and Vice-Chairman Garland could serve as co-Vice-Chairmen.

MOTION:

Motion made by Mr. De La Cruz, seconded by Vice-Chairman Garland AND UNANIMOUSLY CARRIED TO APPROVE THE CO-VICE-CHAIRMEN.

5. Approval of Minutes: October 13, 2014

MOTION:

Motion made by Mr. Skarda, seconded by co-Vice-Chairman Garland AND UNANIMOUSLY CARRIED TO APPROVE THE OCTOBER 13, 2014 MEETING MINUTES.

ABSTAIN: Mr. Gilyard and Mr. Barela

MEETING ADJOURNED AT 1:50 P.M.

Linda Castle, Senior Planner

